

Department of the Army

FY 2000 / 2001

Biennial Budget Estimates

**Military Construction, Army,
Family Housing & Homeowners
Assistance**

**Justification Data Submitted to Congress
February 1999**

ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
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ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
SUMMARY

(\$ in Thousands)

FY 2000 Budget Request	\$1,112,083
FY 1999 Appropriation	\$1,235,187

PURPOSE AND SCOPE

The Army Family Housing Program supports the operation, maintenance, leasing and construction of military family housing located worldwide. In addition, this budget supports the privatization of housing through the Residential Communities Initiative (RCI) at Forts Carson, Hood, Lewis and Stewart/Hunter and Meade (detailed summary next page).

PROGRAM SUMMARY

Authorization is requested for the performance of certain construction summarized hereafter, and the FY 2000 appropriation of \$1,112,083, and FY 2001 advance appropriation of \$43,991, to fund this construction and certain other functions already authorized by law.

A summary of the Fiscal Year 2000 funding program follows:

CONSTRUCTION REQUEST	\$ 14,003
New Construction	4,400
Financing Entry (SIOH)	-286
Post Acquisition Construction	5,303
Financing Entry (SIOH)	-345
Advance Planning & Design	4,300
SIOH	631
 OPERATION AND MAINTENANCE REQUEST	 \$1,098,080
Operation	185,620
Utilities	220,952
Maintenance of Real Property	469,211
Leasing - World-wide	222,294
Debt Reduction	0
Interest Payments	0
Mortgage Insurance Premiums	3
 TOTAL FAMILY HOUSING APPROPRIATION REQUEST	 \$1,112,083
 REIMBURSABLE PROGRAM	 \$ 19,000
 TOTAL FAMILY HOUSING PROGRAM	 \$1,131,083

ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
RESIDENTIAL COMMUNITIES INITIATIVE (RCI) SUMMARY

PURPOSE AND SCOPE

The 1996 Military Housing Privatization Initiative (MHPI) (P.L. 104-106) authorities, known as RCI (formerly CVI) in the Army, are being used to revitalize the existing inventory in the U.S. Where financially feasible, RCI will also be used to eliminate the deficit where the local economy cannot provide enough adequate, affordable housing.

This MHPI initiative provides alternative authorities for construction, improvement and operation of military housing units and operations in the U.S., but not in foreign areas. Under the authorities, the Services can leverage appropriated housing funds and owned assets to gain private-sector capital and expertise to operate, manage, repair, improve, and construct military housing.

MHPI authorities include guarantees and direct loans; commitments such as leases or differential payments; and investments, or a combination thereof. Army will generally use these authorities to out-lease land and convey the housing inventory to a private entity. The entity will revitalize the inventory and build to reduce the deficit within an established period. The entity will own, operate and maintain the AFH inventory for 50 years.

Analyses show privatizing AFH will not save money. However, RCI can fix the Army's U.S. housing inventory in 5-10 years, compared with 130-plus years with programmed funding levels. The Army is committed to pursuing AFH privatization to the maximum extent. The Army has identified 37 RCI projects involving 43 installations. The Army plans to award an average of six projects each fiscal year, with all projects awarded by October 2005. This plan presumes MHPI/RCI legislation will be extended beyond February 2001.

In the U.S., no major AFH maintenance and repair projects, except for life/safety issues, are planned at FY 2000-2001 RCI installations. All U.S. installations scheduled for RCI in FY 2002-2005 will be sustained at a minimum maintenance level until they are privatized. The MHPI/RCI authorities do not apply outside the U.S. where the Army does not own the AFH or the land. Therefore, AFHC projects are included only for Germany and Korea where RCI is not an option.

ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
RESIDENTIAL COMMUNITIES INITIATIVE (RCI) SUMMARY (Continued)

INTEGRATING RCI INTO THE BUDGET

Through FY 2001, the Army plans to award contracts, and to negotiate the Community Development and Management Plan (CDMP) to privatize family housing for 11 projects. Approximately 60 days after the Army accepts the CDMP, the Army issues a "Notice to Proceed" (NTP). At the NTP, title for the housing is transferred to the developer, and service members begin using their housing allowances to pay rent to the private entity.

The Army's Housing Portfolio Summary at the end of this section identifies the FY and month each of the 37 projects will be awarded. For the Fort Carson RCI, the NTP is 60 days after contract award listed in the table.

FUNDING FOR RCI

AFH funds supporting the Residential Communities Initiative in the FY 2000-2001 budget are identified in the table below:

Cost	FHIF Loan Guarantees (scoring)	MPA Transfer	MPA Transfer	RCI Management, Salaries, Studies, Fire, Police	Fort Carson	
Source	AFHC Improvements	AFHC New Construction	AFHO 1910, 1920, 1930	AFHO Operations	AFHO Utilities	TOTAL
FY 2000	9,000	24,402	0	10,330	3,110	46,842
FY 2001	20,000	44,100	104,171	17,140	3,170	188,581

1. FHIF Loan Guarantees - AFHC funds have been transferred into DoD's Family Housing Improvement Fund (FHIF) for Army RCI projects. AFHC funds programmed for RCI scoring, (\$9M in FY 2000 and \$20M in FY 2001) are a supplement to \$108M of prior year AFHC funds withheld for this purpose.

ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
RESIDENTIAL COMMUNITIES INITIATIVE (RCI) SUMMARY (Continued)

2. Military Personnel, Army (MPA). - AFH funds have been transferred to the MPA housing allowances account to support privatization of family housing. The MPA amount is calculated based on the month that soldiers begin to pay rent (the NTP date). In FY 2000, \$24M was transferred from the AFHC account to the MPA account to support the increase in allowances to be paid due to privatization. In FY 2001, \$148M was transferred from the AFHO and AFHC accounts to increase MPA housing allowances. Based on the scheduled NTP of each site, reductions to AFHO operations, utilities, and maintenance and repair accounts have been calculated and will be used to defray MPA and RCI implementation costs.

3. RCI Management Costs - Funds are budgeted for management, salaries, and studies for future RCI projects. Following the NTP date, AFHO funds for RCI installations are significantly reduced. Remaining funds support residual staff for contract administration, oversight, housing liaison responsibilities, off-post referral, maintenance of waiting lists and fire and police protection for the privatized housing units. With the exception of the Fort Carson RCI, utility costs will be paid by the private entity.

ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
ARMY HOUSING PORTFOLIO SUMMARY

Fiscal Year Issued	Project Identification				Task (Note 3)			
	Installation	State	Project Scope (Note 1)	MILCON Funding (Note 2)	Concept Approval	Notify Congress (Solicitation)	Notify Congress (Selection)	Deal Closing/ Contract Award
98	Ft Carson	CO	1,823	\$15.8M (95)	Apr-96	Sep-96	Jul-99	Jul-99
98	Sub-Total		1,823	\$15.8M (95)	--	--	--	--
99	Ft Hood	TX	5,482	\$18.6M (98) \$21.6M (99)	Nov-98	Dec-98	Dec-99	Feb-00
99	Ft Lewis	WA	3,590	\$9M (00 FHIF)	Jan-99	Feb-99	Feb-00	Apr-00
99	Ft Stewart / Hunter AAF	GA	3,159	--	Mar-99	Apr-99	Apr-00	Jun-00
99	Ft Meade	MD	2,862	\$7.9M (98)	May-99	Jun-99	Jun-00	Aug-00
99	Ft Bragg	NC	4,744	\$16.6M (98) \$18.8M (99)	Jul-99	Aug-99	Aug-00	Oct-00
99	Sub-Total		19,837	\$43.1M (98) \$40.4M (99) \$9M (00 FHIF)	--	--	--	--
00	Ft Campbell	KY	4,240	\$8.8M (99) \$20M (01 FHIF)	Sep-99	Feb-00	Feb-01	Apr-01
00	Hampton Roads (Note 4)	VA	1,302	--	Sep-99	Oct-99	Oct-00	Dec-00
00	Presidio of Monterey	CA	1,676	--	Nov-99	Dec-99	Dec-00	Feb-01
00	Ft Sam Houston	TX	992	--	Mar-00	Apr-00	Apr-01	Jun-01
00	Ft Polk	LA	3,895	--	May-00	Jun-00	Jun-01	Aug-01
00	Ft Gordon	GA	876	--	Jul-00	Aug-00	Aug-01	Oct-01
00	Sub-Total		12,981	\$8.8M (99) \$20M (01 FHIF)	--	--	--	--

Note 1 -- Expected existing number of family housing units at time of transfer

Note 2 -- Includes MILCON funding year ()

Note 3 -- Dates reflect end of month

Note 4 -- Hampton Roads Includes 3 Virginia Sites: Fts Eustis, Monroe, and Story

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DEPARTMENT OF THE ARMY
FISCAL YEAR 2000
ARMY FAMILY HOUSING
NEW CONSTRUCTION (PART IIA)
(DOLLARS ARE IN THOUSANDS)
OUTSIDE THE UNITED STATES

STATE	PROJECT	INSTALLATION (COMMAND)	AUTHORIZATION	APPROPRIATION
-----	NUMBER	PROJECT TITLE	REQUEST	REQUEST
-----	-----	-----	-----	-----
Korea		Camp Humphreys (EUSA)		
		Camp Humphreys		
	48555	Family Housing New Construction	24,000	4,400
			-----	-----
		SUBTOTAL Camp Humphreys PART IIA	\$ 24,000	4,400
		* TOTAL AFH FOR Korea	\$ 24,000	4,400
		** TOTAL OUTSIDE THE UNITED STATES FOR AFH	\$ 24,000	4,400
		MILITARY CONSTRUCTION (PART IIA) TOTAL	\$ 24,000	4,400

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DEPARTMENT OF THE ARMY
FISCAL YEAR 2000
ARMY FAMILY HOUSING
POST ACQUISITION (PART IIB)
(DOLLARS ARE IN THOUSANDS)
OUTSIDE THE UNITED STATES

STATE	PROJECT	INSTALLATION (COMMAND)	AUTHORIZATION	APPROPRIATION
-----	NUMBER	PROJECT TITLE	REQUEST	REQUEST
-----	-----	-----	-----	-----
Hanau, Germany		Coleman Village Housing (USAREUR)		
		Hanau		
	47334	Family Housing Improvements	7,000	1,150
			-----	-----
		SUBTOTAL Coleman Village Housing PART II	\$ 7,000	1,150
		* TOTAL AFH FOR Hanau, Germany	\$ 7,000	1,150
Wiesbaden, Germany		Crestview Housing (USAREUR)		
		Wiesbaden		
	49833	Family Housing Improvements	8,100	1,303
			-----	-----
		SUBTOTAL Crestview Housing PART IIB	\$ 8,100	1,303
		* TOTAL AFH FOR Wiesbaden, Germany	\$ 8,100	1,303
Baumholder, Germany		Wetzel Housing (USAREUR)		
		Baumholder		
	43638	Family Housing Improvements	17,500	2,850
			-----	-----
		SUBTOTAL Wetzel Housing PART IIB	\$ 17,500	2,850
		* TOTAL AFH FOR Baumholder, Germany	\$ 17,500	2,850
		** TOTAL OUTSIDE THE UNITED STATES FOR AFH	\$ 32,600	5,303
		MILITARY CONSTRUCTION (PART IIB) TOTAL	\$ 32,600	5,303

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ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
AUTHORIZATION AND APPROPRIATION LANGUAGE

AUTHORIZATION LANGUAGE

SEC. 2102. FAMILY HOUSING

(a) CONSTRUCTION AND ACQUISITION.--Using amounts appropriated pursuant to the authorization of appropriations in section 2104(a)(19)(A), the Secretary of the Army may construct or acquire family housing units (including land acquisition) at the installations, for the purposes, and in the amounts set forth in the following table:

Army: Family Housing			
State	Installation	Purpose	Amount
Korea	Camp Humphreys	60 units	24,000,000
		Total	24,000,000

(b) PLANNING AND DESIGN.-- Using amounts appropriated pursuant to the authorization of appropriations in section 2104(a)(19)(A), the Secretary of the Army may carry out architectural and engineering services and construction design activities with respect to the construction or improvement of family housing units in an amount not to exceed [\$6,350,000] \$4,300,000.

SEC. 2103. IMPROVEMENTS TO MILITARY FAMILY HOUSING UNITS.

Subject to section 2825 of title 10, United States Code, and using amounts appropriated pursuant to the authorization of appropriations in section 2104(a)(19)(A), the Secretary of the Army may improve existing military family housing in an amount not to exceed [\$52,479,000], \$32,600,000.

ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE

AUTHORIZATION AND APPROPRIATION LANGUAGE (Continued)

SEC. 2104. AUTHORIZATION OF APPROPRIATIONS, ARMY.

(a) IN GENERAL.

(19) For military family housing functions:

(A) For construction and acquisition, planning and design, and improvements of military family housing facilities, [139,290,000] \$14,003,000.

(B) For support of military family housing (including the functions described in section 2833 of title 10, United States Code) [\$1,095,897,000] \$1,098,080,000.

APPROPRIATION LANGUAGE

For expenses of family housing for the Army for construction, including acquisition, replacement, addition, expansion, extension, alteration, and for operation and maintenance, including debt payment, leasing, minor construction, principal and interest charges, and insurance premiums, as authorized by law, as follows: for Construction [\$139,290,000] \$14,003,000 to remain available until September 30, [2003] 2004; for Operation and Maintenance, and for debt payment [\$1,095,897,000] \$1,098,080,000; in all [\$1,235,187,000] \$1,112,083,000. In addition, for completion of construction projects begun in fiscal year 2000, \$43,991,000 to become available on October 1, 2000 and to remain available until September 30, 2005.

Further, for the foregoing purposes, \$1,018,264,000 to become available on October 1, 2000, of which \$67,072,000 for Construction, to remain available until September 30, 2005; and \$951,192,000 for Operation and Maintenance, and debt payment. (10 U.S.C. 2824, 2827-29, 2831, 2851-54, 2857; Military Construction Appropriations Act, 1999.)

ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
NEW CONSTRUCTION

(\$ in Thousands)	
FY 2000 Budget request	\$4,400
FY 1999 Appropriation	\$80,461

PURPOSE AND SCOPE

This program provides for construction of new housing where analysis indicates it will be more economical to build new units rather than continue to utilize substandard, off-post housing. Cost estimates include site preparation, demolition, construction, and initial outfitting with fixtures and integral equipment, along with associated facilities such as roads, driveways, walks, utility systems, and community facilities. The new construction projects are all in Korea for requirements which have not been funded through host nation programs.

PROGRAM SUMMARY

Authorization of \$24,000,000 is requested in FY 2000 for:

1. Construction of 60 new family housing units where none currently exist.

2. FY 2000 Appropriation in the amount of \$4,400,000, and FY 2001 advance appropriation of \$18,113,000 is required to fund construction of 60 family housing units. The advance appropriation does not include costs of supervision, inspection and overhead. These costs will be funded in requests for future appropriations.

A summary of the requested new construction funding program for FY 2000 follows:

<u>Location</u>	<u>Mission</u>	<u>Number of Units</u>		<u>Amount</u>
		<u>Constr.</u>	<u>Demolished</u>	<u>(\$000)</u>
Deficit Reduction:				
Camp Humphreys, Korea	Current	60	0	4,400
Replacement: None				
TOTAL		60	0	4,400

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1. COMPONENT ARMY	FY 2000 MILITARY CONSTRUCTION PROGRAM	2. DATE February 1999
3. INSTALLATION AND LOCATION Camp Humphreys Korea	4. COMMAND Eighth US Army	5. AREA CONSTRUCTION COST INDEX 1.04

6. PERSONNEL STRENGTH:	PERMANENT	STUDENTS	SUPPORTED							
	OFFICER	ENLIST	CIVIL	OFFICER	ENLIST	CIVIL	OFFICER	ENLIST	CIVIL	TOTAL
A. AS OF 30 SEP 1998	452	3063	941	0	0	0	4	859	736	6,055
B. END FY 2004	463	3076	484	0	0	0	4	859	736	5,622

7. INVENTORY DATA (\$000)	
A. TOTAL AREA.....	34 ha (85 AC)
B. INVENTORY TOTAL AS OF 30 SEP 1998.....	14,066
C. AUTHORIZATION NOT YET IN INVENTORY.....	0
D. AUTHORIZATION REQUESTED IN THE FY 2000 PROGRAM.....	24,000
E. AUTHORIZATION INCLUDED IN THE FY 2001 PROGRAM.....	20,069
F. PLANNED IN NEXT THREE YEARS (NEW MISSION ONLY).....	0
G. REMAINING DEFICIENCY.....	0
H. GRAND TOTAL.....	58,135

8. PROJECTS REQUESTED IN THE FY 2000 PROGRAM:					
CATEGORY	PROJECT	PROJECT TITLE	COST (\$000)	DESIGN	STATUS
CODE	NUMBER			START	COMPLETE
711	48555	Family Housing New Construction	24,000	01/1999	12/1999
TOTAL			24,000		

9. FUTURE PROJECTS:		
CATEGORY	PROJECT TITLE	COST (\$000)
CODE		
A. INCLUDED IN THE FY 2001 PROGRAM:		
711	Family Housing New Construction	20,069
TOTAL		20,069
B. PLANNED NEXT THREE PROGRAM YEARS (NEW MISSION ONLY): NONE		

10. MISSION OR MAJOR FUNCTIONS:
<p>The Eighth United States Army (EUSA) exercises command and control over all assigned EUSA units. Organizes, equips, trains, and employs forces assigned to ensure optimum readiness for combat operations. Attains and maintains a posture of combat readiness to deter successfully any attack upon the Republic of Korea. If deterrence fails, EUSA will conduct sustained Army, joint, and combined military operations to defeat the enemy. Provides logistical and administrative support for forces, including family housing, in order to fulfill the operational requirements of ROK-US and USFK. Provides support to other commands, agencies, services, nonassigned US Army forces and ROK armed forces as directed by higher authority.</p>

1.COMPONENT ARMY		FY 2000 MILITARY CONSTRUCTION PROJECT DATA		2.DATE February 1999	
3.INSTALLATION AND LOCATION Camp Humphreys, Korea			4.PROJECT TITLE Family Housing New Construction		
5.PROGRAM ELEMENT 88741A	6.CATEGORY CODE 711	7.PROJECT NUMBER 48555	8.PROJECT COST (\$000) Auth 24,000 Approp 4,400		
9.COST ESTIMATES					
ITEM	UM (M/E)	QUANTITY	UNIT COST	COST (\$000)	
<u>PRIMARY FACILITY</u>					
Family Housing (5 Flr)	m2 (SF)	7,875 (84,760)	2,138	19,323 (16,836)	
Elevator-Pass	EA	2 --	143,693	(287)	
Elevator-Service	EA	1 --	246,331	(246)	
Sprinkler System	m2 (SF)	7,875 (84,760)	71.03	(559)	
Pile Foundation	m (LF)	5,814 (19,075)	173.49	(1,009)	
Building Information Systems	LS	--	--	(386)	
<u>SUPPORTING FACILITIES</u>					
Electric Service	LS	--	--	2,135 (153)	
Water, Sewer, Gas	LS	--	--	(242)	
Paving, Walks, Curbs & Gutters	LS	--	--	(196)	
Storm Drainage	LS	--	--	(452)	
Site Imp(904) Demo()	LS	--	--	(904)	
Information Systems	LS	--	--	(188)	
ESTIMATED CONTRACT COST				21,458	
CONTINGENCY PERCENT (5.00%)				<u>1,073</u>	
SUBTOTAL				22,531	
SUPV, INSP & OVERHEAD (6.50%)				<u>1,465</u>	
TOTAL REQUEST				23,996	
TOTAL REQUEST (ROUNDED)				24,000	
INSTALLED EQT-OTHER APPROP				(0)	
10.Description of Proposed Construction This project is incrementally funded. However, full authorization is requested in the year of initial appropriation. The Army plans to award this project using a single construction contract and requests advanced appropriations for the remaining amount. The project will construct 60 three, four and five bedroom field and company grade officer, warrant officer and senior noncommissioned officer apartment type family quarters in a five-story building at Camp Humphreys. Due to the limited area available, high density construction is required with elevator access and a fire protection sprinkler and alarm system. Project will provide central hot water, heating and air conditioning, kitchen range, refrigerator, washer, dryer, garbage disposal, dishwasher and telephone/TV systems. Supporting facilities include underground utilities, two water wells, earthwork, grading, parking, walks, curbs and gutters, area lighting, tot lots, multi-purpose courts, signage, landscaping, drainage, a perimeter wall around the complex, and relocation/replacement of a picnic pavilion. At least five percent of the quarters will be constructed such that they will be accessible and easily modifiable to accommodate the requirements of the handicapped.					

1. COMPONENT	FY 2000 MILITARY CONSTRUCTION PROJECT DATA	2. DATE				
ARMY		February 1999				
3. INSTALLATION AND LOCATION						
Camp Humphreys, Korea						
4. PROJECT TITLE		5. PROJECT NUMBER				
Family Housing New Construction		48555				
DESCRIPTION OF PROPOSED CONSTRUCTION: (CONTINUED)						
GRADE	NO. OF BEDROOMS	NET AREA (SQ M)	PROJ FACTOR	\$/SQ M	NO. UNITS	(\$000) TOTAL COST
-----	-----	-----	-----	-----	-----	-----
01-3	5	144.0	1.018	2100	1	308
04-5	4	144.0	1.018	2100	4	1,232
01-3, CW4-5, & E9	4	134.7	1.018	2100	10	2,880
04-5	3	130.1	1.018	2100	35	9,735
CW4-5, & E9	3	125.4	1.018	2100	10	2,682
					---	-----
					60	16,837
Note: \$/SQ M based on unit cost of barracks type construction, and converts family housing authorized net square meters to gross square meters.						
PROJECT: Construct 60 field and company grade officer, warrant officer and senior noncommissioned officer multi-story apartment type family housing dwelling units and supporting facilities at Camp Humphreys. (Current Mission)						
REQUIREMENT: This project is required to provide permanent adequate on-post family housing facilities for command sponsored military personnel and key and essential civilians and their families.						
CURRENT SITUATION: There is no Army owned or controlled family housing at Camp Humphreys. Consequently all command sponsored personnel with families are required to reside in housing located in nearby Korean communities. Most of the off- post housing is inadequate due to lack of running potable water. Although bottled water is available, families are still exposed to water borne health risks from the use of non-potable water. Housing which can be deemed adequate far exceeds allowances, and affordable housing does not meet minimum adequacy standards.						
IMPACT IF NOT PROVIDED: If this project is not provided, command sponsored personnel will continue to live in substandard off-post housing and be exposed to health risks from the use of non-potable water. Mission accomplishment will be degraded by the dispersion of key personnel in off-post housing, and the quality of life available to these personnel will be adversely impacted.						
ADDITIONAL: This project has been coordinated with the installation physical security plan and no physical security and/or CBT/T measures other than those required by regulation, or included in Corps of Engineers standardized designs for this type facility are required. This project complies with the scope and design criteria of DOD 4270.1-M, "Construction Criteria," that were in effect 1 January 1987, as implemented by the Army's Architectural and Engineering Instructions (AEI), Design Criteria, dated 2 October 1995. Alternative methods of meeting this requirement have been analyzed during project development, and new construction is the only feasible option to meet the requirement. This						

MILITARY FAMILY HOUSING JUSTIFICATION				1. DATE OF REPORT February 1999		2. FISCAL YEAR 2000		REPORT CONTROL SYMBOL P&L (AR) 1716	
3. DOD COMPONENT ARMY		4. REPORTING INSTALLATION							
5. DATA AS OF		a. NAME Camp Humpherys				b. LOCATION Pyongtack, Korea			
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT				PROJECTED			
		OFFICER (a)	E9 - E4 (b)	E3 - E1 (c)	TOTAL (d)	OFFICER (e)	E9 - E4 (f)	E3 - E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH		456	3,186	736	4,378	467	3,197	738	4,402
7. PERMANENT PARTY PERSONNEL		456	3,186	736	4,378	467	3,197	738	4,402
8. GROSS FAMILY HOUSING REQUIREMENTS		91	96		187	133	96		229
9. TOTAL UNACCEPTABLY HOUSED (a+b+c)		91	96	0	187				
a. INVOLUNTARILY SEPARATED					0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED					0				
c. UNACCEPTABLY HOUSED - IN COMMUNITY		91	96		187				
10. VOLUNTARY SEPARATIONS					0				0
11. EFFECTIVE HOUSING REQUIREMENTS		91	96	0	187	133	96	0	229
12. HOUSING ASSETS (a + b)		0	0	0	0	0	0	0	0
a. UNDER MILITARY CONTROL		0	0	0	0	0	0	0	0
(1) Housed in Existing DOD Owned/Controlled					0				0
(2) Under Contract / Approved								0	0
(3) Vacant					0				
(4) Inactive					0				
b. PRIVATE HOUSING		0	0	0	0				0
(1) Acceptably Housed					0				
(2) Acceptable Vacant Rental					0				
13. EFFECTIVE HOUSING DEFICIT		91	96	0	187	133	96	0	229
14. PROPOSED PROJECT						52	8		60
15. REMARKS (Specify item number)									
Line 8. Includes command sponsored military and 2 command sponsored civilian positions authorized family housing.									
Line 9. These are families in country that reside in inadequate rental housing in the Camp Humphery's area.									
This is the first 60 unit phase of a three phase project to construct 180 mid rise high density on-post housing units.									
Field Grade Officer: 4 4 Bedroom Units									
35 3 Bedroom Units									
Company Grade Officer: 1 5 Bedroom Unit									
8 4 Bedroom Units									
4 3 Bedroom Units									
Senior NCO: 2 4 Bedroom Units									
6 3 Bedroom Units									

1.COMPONENT ARMY		FY 2000 MILITARY CONSTRUCTION PROJECT DATA			2.DATE February 1999	
3.INSTALLATION AND LOCATION Worldwide Various Locations, Worldwide Var				4.PROJECT TITLE AFHC SIOH Program		
5.PROGRAM ELEMENT 88742A		6.CATEGORY CODE 711	7.PROJECT NUMBER 52349		8.PROJECT COST (\$000) Auth Approp -286	
9.COST ESTIMATES						
ITEM				U/M	QUANTITY	COST (\$000)
<u>PRIMARY FACILITY</u>						-286
Supervision, Insp & Overhead				LS	--	(-286)
<u>SUPPORTING FACILITIES</u>						
ESTIMATED CONTRACT COST						-286
CONTINGENCY PERCENT (.00 %)						
SUBTOTAL						-286
SUPERVISION, INSPECTION & OVERHEAD (.00 %)						
TOTAL REQUEST						-286
TOTAL REQUEST (ROUNDED)						-286
INSTALLED EQT-OTHER APPROPRIATIONS						(0)
10.Description of Proposed Construction The funds requested will be used to finance the Supervision, Inspection and Overhead (SIOH) associated with Army Family Housing Construction funded projects which will be executed in Budget Activity 3.						

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ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
POST-ACQUISITION CONSTRUCTION

	(\$ in Thousands)
FY 2000 Budget Request	\$5,303
FY 1999 Appropriation	\$52,479

PURPOSE AND SCOPE

The Post-acquisition Construction program provides funding for revitalizing military family housing units that are more economical to renovate rather than replace. The proposed investment in post-acquisition construction will increase the useful life of the revitalized units by 35 years.

The Army continues to emphasize the "whole neighborhood" revitalization concept. Our program considers the requirement of the total neighborhood including the dwelling units, supporting utility systems, energy conservation, roads, playgrounds, and community facilities. The result improves quarters to contemporary standards, and provides functional units in more attractive housing areas.

The post-acquisition construction projects included in this request are all located in USAREUR. The Army is seeking host nation support and residual value contributions to improve housing located overseas. The requested projects are the most critical projects which are not identified for funding through residual value contributions in Germany.

PROGRAM SUMMARY

The FY 2000 authorization of \$32,600,000, and FY 2001 advance appropriation of \$25,878,000, is requested for whole neighborhood revitalization and improvements to 424 units. The advance appropriation does not include costs of supervision, inspection and overhead. These costs will be funded in requests for future appropriations. Projects exceeding the statutory funding limitation (10 USC 2825) of \$50,000 per dwelling unit (adjusted by the area construction cost factor) are documented by the DD Forms 1391 which follow this summary. These projects are listed in the following table:

ARMY FAMILY HOUSING
 FY 2000 BUDGET ESTIMATE
 POST-ACQUISITION CONSTRUCTION (continued)

<u>Location</u>	<u>Historic</u>	<u>Type</u>	<u>No. of Units</u>	<u>Appropriation/Authorization (\$000)</u>	
Baumholder, GE	no	JNCO	162	2,850	17,500
Hanau, GE	no	JNCO	64	1,150	7,000
Wiesbaden, GE	no	JNCO	<u>198</u>	<u>1,303</u>	<u>8,100</u>
Total			424	5,303	32,600

Type: JNCO - Junior NCO
 SNCO - Senior NCO
 FGO - Field Grade Officer

FUNDING SUMMARY

FY 2000 AUTHORIZATION	\$32,600,000
FY 2000 APPROPRIATION	\$ 5,303,000
FY 2001 ADVANCE APPROPRIATION	\$25,878,000

1.COMPONENT ARMY		FY 2000 MILITARY CONSTRUCTION PROJECT DATA			2.DATE February 1999	
3.INSTALLATION AND LOCATION Various Locations - Continental and Overseas				4.PROJECT TITLE Army Family Housing Post Acquisition Construction		
5.PROGRAM ELEMENT 88742A		6.CATEGORY CODE 711		7.PROJECT NUMBER AFH		8.PROJECT COST (\$000) Auth 32,600 Approp 5,303
9.COST ESTIMATES						
ITEM				U/M	QUANTITY	COST (\$000)
Post Acquisition Construction Improvements					LS	5,303
Projects qualifying for the Defense Energy Conservation Investment Program (ECIP)					LS	0
TOTAL						5,303
10.Description of Proposed Construction These projects provide needed revitalization of family housing units that do not meet current standards for livability, maintainability and energy efficiency. Revitalization projects provide for renewal of the whole neighborhood which considers the dwelling unit and supporting infrastructure. Work within the house considers upgrading kitchens (to include dishwashers, garbage disposals and range hoods) and bathrooms, installation of new baths (where required), increasing net living area to space currently authorized, installation of central air conditioning and heating systems including, as required, relocation of ductwork, exterior storage, patios and parking. Replacement or installation of supporting infrastructure considers utility distribution systems, storm sewers, roads, road realignment, off street parking, landscaping and recreation facilities.						

1.COMPONENT ARMY	FY 2000 MILITARY CONSTRUCTION PROJECT DATA	2.DATE February 1999
3.INSTALLATION AND LOCATION Various Locations - Continental and Overseas		
4.PROJECT TITLE Army Family Housing Post Acquisition Construction	5.PROJECT NUMBER	
<p>11. REQUIREMENTS: The numerous acquisitions of the post war period have left a legacy of houses that are over thirty years old which require major revitalization. The improvement requirements of the inventory have increased faster than prior years programs have met. Consequently, there is an on going requirement to renew and upgrade quarters including upgrading/replacement of the supporting infrastructure and recreational facilities. Units must be revitalized/improved due to age and obsolescence as contemporary standards have evolved. Since units are fully occupied and in high demand, accomplishing the program requires that a systematic revitalization effort be maintained. Units have deteriorated support systems and size/functionality deficiencies that are not adequate for today's family.</p> <p>IMPACT IF NOT PROVIDED: The desired/required improvements to our service members' quality of life will not be realized. Family housing units and supporting systems will continue to be used as is with increasing obsolescence, recurring maintenance costs and unnecessarily high energy use. The President's goal of 30% energy reduction between 1985 and 2005 will not be met. Soldiers and their families will continue to live in quarters that are below acceptable standards, affecting their duty performance and adversely impacting on the Army's mission.</p>		

1.COMPONENT ARMY	FY 2000 MILITARY CONSTRUCTION PROJECT DATA	2.DATE February 1999																																																				
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1.COMPONENT ARMY		FY 2000 MILITARY CONSTRUCTION PROJECT DATA		2.DATE February 1999	
3.INSTALLATION AND LOCATION Coleman Village Housing, Hanau, Germany			4.PROJECT TITLE Family Housing Improvements		
5.PROGRAM ELEMENT 88742A	6.CATEGORY CODE 711	7.PROJECT NUMBER 47334	8.PROJECT COST (\$000) Auth 7,000 Approp 1,150		
9.COST ESTIMATES					
ITEM		UM (M/E)	QUANTITY	UNIT COST	COST (\$000)
<u>PRIMARY FACILITY</u>					5,949
Revitalize 2-Bedroom Units		FA	24 --	87,092	(2,090)
Revitalize 3-Bedroom Units		FA	40 --	96,463	(3,859)
<u>SUPPORTING FACILITIES</u>					348
Electric Service		LS	--	--	(29)
Paving, Walks, Curbs & Gutters		LS	--	--	(199)
Site Imp(120) Demo()		LS	--	--	(120)
ESTIMATED CONTRACT COST					6,297
CONTINGENCY PERCENT (5.00%)					315
SUBTOTAL					6,612
SUPV, INSP & OVERHEAD (6.50%)					430
TOTAL REQUEST					7,042
TOTAL REQUEST (ROUNDED)					7,000
INSTALLED EQT-OTHER APPROP					(0)
10.Description of Proposed Construction This project is incrementally funded. However, full authorization is requested in the year of initial appropriation. The Army plans to award this project using a single construction contract and requests advanced appropriations for the remaining amount. The project will provide whole neighborhood revitalization of 64 (40 two- and 24 three-bedroom) junior enlisted stairwell apartment type family housing units constructed in 1953. Revitalization will provide units which meet current standards including neighborhood amenities, supporting infrastructure and energy efficiency. Work includes adding laundry to all apartments and second bathrooms to three bedroom units, replace failed flooring, upgrade kitchen and existing bathroom, and replace built-in closets, heating lines, radiators, plumbing and electrical system including 110v. Replaster and paint throughout, install new doors and upgrade entryway. Supporting facility work includes upgrade parking, walkways, exterior lighting, refuse collection centers, repair playgrounds and basketball court, add picnic areas, tennis court and half basketball court.					
<u>PROJECT:</u> Whole neighborhood revitalization of 64 junior enlisted stairwell apartment type family quarters at Hanau to include neighborhood amenities, supporting facilities, energy conservation and safety improvements to current standards. (Current Mission)					

1.COMPONENT ARMY	FY 2000 MILITARY CONSTRUCTION PROJECT DATA	2.DATE February 1999
3.INSTALLATION AND LOCATION Coleman Village Housing, Hanau, Germany		
4.PROJECT TITLE Family Housing Improvements		5.PROJECT NUMBER 47334
<p><u>REQUIREMENT:</u> This project is required to improve existing conditions of these junior enlisted family housing quarters to conform to adequate standards of comfort, habitability, safety, energy conservation and to extend the life expectancy of these units.</p> <p><u>CURRENT SITUATION:</u> These apartment buildings consist of 24 two-bedroom units at 91.5 NSM (985 NSF) and 40 three-bedroom units at 115.4 NSM (1242 NSF). These buildings have had no major improvements except new windows in 1985. The kitchens are too small, laid out inefficiently and do not have dishwashers or exhaust hoods venting to the outside. Cabinets, sinks and counter surfaces have deteriorated. Existing bathroom fixtures are worn out and larger units have insufficient bath and shower facilities. Laundry centers are shared by all building occupants in the basements. Heating lines are corroded and radiators are old and inefficient. Units do not have adequate walkways, parking or exterior lighting. Electrical system is deteriorated and undersized. Garbage dumpsters are an eyesore and not set up for recycling/separation, and neighborhood recreational facilities are lacking. This project includes all work necessary to bring these units up to current standards.</p> <p><u>IMPACT IF NOT PROVIDED:</u> If this project is not provided, service members will continue to live in inadequate housing which will continue to deteriorate, causing increased maintenance and energy costs. This adversely affects the health, safety and quality of life of these junior enlisted personnel and their families. Building components have exceeded their useful life and are failing.</p> <p><u>ADDITIONAL:</u> This project has been coordinated with the installation physical security plan and no physical security and/or CBT/T measures other than those required by regulation, or included in Corps of Engineers standardized designs for this type facility are required. CINC USAREUR's Conventional Forces Europe (CFE) planners have certified the end-state requirement for this installation. This project complies with the scope and design criteria of DOD 4270.1-M, "Construction Criteria," that were in effect 1 January 1987, as implemented by the Army's Architectural and Engineering Instruction (AEI), "Design Criteria," dated 2 October 1995. The life cycle cost analysis shows revitalization to be more cost effective than all other feasible alternatives. No improvements or major repairs were accomplished in the past three years, nor are any planned for the following three years.</p> <p><u>NATO INFRASTRUCTURE:</u> This project is not within the established NATO Infrastructure category for common funding, nor is it expected to become eligible.</p> <p style="text-align: center;">Installation Engineer: Mr. Wallie Feliciano Phone Number: DSN 322-8318</p>		

1.COMPONENT ARMY		FY 2000 MILITARY CONSTRUCTION PROJECT DATA		2.DATE February 1999	
3.INSTALLATION AND LOCATION Wetzel Housing, Baumholder, Germany			4.PROJECT TITLE Family Housing Improvements		
5.PROGRAM ELEMENT 88742A	6.CATEGORY CODE 711	7.PROJECT NUMBER 43638	8.PROJECT COST (\$000) Auth 17,500 Approp 2,850		
9.COST ESTIMATES					
ITEM	UM (M/E)	QUANTITY	UNIT COST	COST (\$000)	
<u>PRIMARY FACILITY</u>					
Revitalize 2-Bedroom Units	FA	54 --	76,447	15,169 (4,128)	
Revitalize 3-Bedroom Units	FA	54 --	98,952	(5,343)	
Revitalize 4-Bedroom Units	FA	54 --	105,523	(5,698)	
<u>SUPPORTING FACILITIES</u>					
Electric Service	LS	--	--	543 (62)	
Paving, Walks, Curbs & Gutters	LS	--	--	(368)	
Site Imp(113) Demo()	LS	--	--	(113)	
ESTIMATED CONTRACT COST				15,712	
CONTINGENCY PERCENT (5.00%)				786	
SUBTOTAL				16,498	
SUPV, INSP & OVERHEAD (6.50%)				1,072	
TOTAL REQUEST				17,570	
TOTAL REQUEST (ROUNDED)				17,500	
INSTALLED EQT-OTHER APPROP				(0)	
10.Description of Proposed Construction This project is incrementally funded. However, full authorization is requested in the year of initial appropriation. The Army plans to award this project using a single construction contract and requests advanced appropriations for the remaining amount. This project will provide whole neighborhood revitalization of 162 (54 two-, 54 three-, and 54 four-bedroom) junior enlisted stairwell apartment type family housing units constructed in 1952. Revitalization will provide units comparable to new construction standards including neighborhood amenities, supporting infrastructure and energy efficiency. Work includes interior modifications to improve the floor plan, increase the living space, redesign and upgrade of the kitchen and bathrooms, adding laundry rooms to each apartment and adding a second bathroom to three-bedroom quarters. Floor covering will be replaced throughout. Insulate to current energy standards, replace heating lines and radiators and repair plumbing. Upgrade electrical system including fixtures to current standards. Install new interior and exterior doors and hardware, insulated windows and exterior plaster. Repaint throughout. Upgrade common entryways and stairwell to provide new finishes, meet current fire safety requirements, repair railings and flooring, upgrade entry portico, and replace entry buzzer and mailboxes. Supporting facility work includes repair and add street, parking and walkway lighting; repair roads, curbing, walkways and					

1. COMPONENT ARMY	FY 2000 MILITARY CONSTRUCTION PROJECT DATA	2. DATE February 1999
3. INSTALLATION AND LOCATION Wetzel Housing, Baumholder, Germany		
4. PROJECT TITLE Family Housing Improvements		5. PROJECT NUMBER 43638
<p><u>DESCRIPTION OF PROPOSED CONSTRUCTION:</u> (CONTINUED)</p> <p>parking to include additional parking spaces; add refuse collection centers and improve landscaping.</p> <hr/> <p><u>PROJECT:</u> Whole neighborhood revitalization of 162 junior enlisted stairwell apartment type family quarters at Baumholder to include neighborhood amenities, supporting facilities, and energy conservation improvements to current standards. (Current Mission)</p> <p><u>REQUIREMENT:</u> This project is required to improve existing conditions of these junior enlisted family quarters to conform to adequate standards of comfort, habitability, safety, energy conservation, and to extend the life expectancy of these units.</p> <p><u>CURRENT SITUATION:</u> These multi-story apartment buildings consist of 54 two-bedroom units at 88 NSM (947 NSF), 54 three-bedroom units at 99 NSM (1065 NSF) and 54 four-bedroom units at 120.8 NSM (1300 NSF). These units have had no major improvements since original construction in 1952, but are structurally sound. Asbestos and lead-based paint have been identified in all apartments and abatement will be accomplished. The kitchens are too small, laid out inefficiently and do not have dishwashers or exhaust hoods venting outside. Cabinets, surfaces and fixtures have deteriorated. Existing bathroom fixtures are worn out and three-bedroom units only have one bathroom. Communal laundry facilities are located in dismal basements, requiring spouses to negotiate up to four flights of stairs, and then often finding the shared washers and dryers already in use. Heating system distribution is inadequate, and the electrical system is deteriorated and undersized. Units do not have adequate parking. This project includes all work required to bring these units up to current standards.</p> <p><u>IMPACT IF NOT PROVIDED:</u> If this project is not provided, service members will continue to reside in inadequate housing which will continue to deteriorate. This adversely affects the health, safety and quality of life of these enlisted personnel and their families. Maintenance and energy costs will continue to accelerate, precluding attainment of energy reduction goals. Building components have exceeded their useful life and are failing.</p> <p><u>ADDITIONAL:</u> This project has been coordinated with the installation physical security plan and no physical security and/or CBT/T measures other than those required by regulation, or included in Corps of Engineers standardized designs for this type facility are required. CINC USAREUR's Conventional Forces Europe (CFE) planners have certified the end-state requirement for this installation. This project complies with the scope and design criteria of DOD 4270.1-M, "Construction Criteria," that were in effect 1 January 1987, as implemented by the Army's Architectural and Engineering Instruction (AEI), "Design Criteria," dated 2 October 1995. The life cycle cost analysis shows revitalization to be more cost effective than all feasible alternatives. No improvements or major repairs were accomplished in the past three years, nor are any planned for the following three years.</p>		

1.COMONENT	FY 2000 MILITARY CONSTRUCTION PROJECT DATA	2.DATE
ARMY		February 1999
3.INSTALLATION AND LOCATION		
Wetzel Housing, Baumholder, Germany		
4.PROJECT TITLE	5.PROJECT NUMBER	
Family Housing Improvements	43638	
<p><u>NATO INFRASTRUCTURE:</u> This project is not within an established NATO Infrastructure Category for common funding, nor is it expected to become eligible.</p>		
<p>Installation Engineer: Mr. Karlheinz Rudhard Phone Number: DSN 490-5760</p>		

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1.COMPONENT ARMY	FY 2000 MILITARY CONSTRUCTION PROJECT DATA			2.DATE February 1999	
3.INSTALLATION AND LOCATION Worldwide Various Locations, Worldwide Var			4.PROJECT TITLE AFHC SIOH Program		
5.PROGRAM ELEMENT 88741A	6.CATEGORY CODE 711	7.PROJECT NUMBER 52388	8.PROJECT COST (\$000) Auth Approp -345		
9.COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
<u>PRIMARY FACILITY</u>					-345
Supervision, Insp & Overhead		LS	--	--	(-345)
<u>SUPPORTING FACILITIES</u>					
ESTIMATED CONTRACT COST					-345
CONTINGENCY PERCENT (.00 %)					_____
SUBTOTAL					-345
SUPERVISION, INSPECTION & OVERHEAD (.00 %)					_____
TOTAL REQUEST					-345
TOTAL REQUEST (ROUNDED)					-345
INSTALLED EQT-OTHER APPROPRIATIONS					(0)
10.Description of Proposed Construction The funds requested will be used to finance the Supervision, Inspection, and Overhead (SIOH) associated with Army Family Housing Construction funded projects which will be executed in Budget Activity 3.					

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ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
PLANNING AND DESIGN

	(\$ in Thousands)
FY 2000 Budget Request	\$4,300
FY 1999 Appropriation	\$6,350

PURPOSE AND SCOPE

This program provides funding for preparing working drawings, specifications, cost estimates, project planning reports, final design drawings and reviews of construction proposals. Also included are architectural and engineering services supporting new or post acquisition construction projects, and costs incurred in developing requests for project proposals. These funds also are used to plan and design future family housing construction projects and family housing energy conservation projects.

PROGRAM SUMMARY

Authorization and appropriation are requested for \$4,300,000 in FY 2000 to fund family housing construction planning and design activities. The funds will provide for final design work on FY 2000 and FY 2001 projects, and for initial concept designs for FY 2002 projects to ensure that construction contracts can be awarded in the respective fiscal years.

The FY 2000 planning and design program supports the Army's continuing emphasis on the whole neighborhood revitalization program. Revitalization projects normally require a greater degree of planning and design than do new construction projects. This additional design effort is necessary to ensure modernization requirements, including supporting utility systems and infrastructure, are efficiently and effectively integrated into existing structures.

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1.COMPONENT ARMY		FY 2000 MILITARY CONSTRUCTION PROJECT DATA			2.DATE February 1999	
3.INSTALLATION AND LOCATION Planning and Design, Worldwide Various				4.PROJECT TITLE AFHC SIOH Program		
5.PROGRAM ELEMENT 87742A		6.CATEGORY CODE 711		7.PROJECT NUMBER 52348		8.PROJECT COST (\$000) Auth Approp 631
9.COST ESTIMATES						
ITEM				U/M	QUANTITY	UNIT COST
PRIMARY FACILITY						631
Supervision, Insp & Overhead				LS	--	-- (631)
SUPPORTING FACILITIES						
ESTIMATED CONTRACT COST						631
CONTINGENCY PERCENT (.00 %)						
SUBTOTAL						631
SUPERVISION, INSPECTION & OVERHEAD (.00 %)						
TOTAL REQUEST						631
TOTAL REQUEST (ROUNDED)						631
INSTALLED EQT-OTHER APPROPRIATIONS						(0)
10.Description of Proposed Construction The funds requested will be used to finance the Supervision, Inspection, and Overhead (SIOH) associated with Army Family Housing Construction funded projects which will be executed in Budget Activity 3.						

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ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
OPERATION, UTILITIES, AND MAINTENANCE

(\$ in Thousands)	
FY 2000 Budget Request	\$875,783
FY 1999 Appropriation	\$893,739

PURPOSE AND SCOPE

Operation Accounts. The operating accounts portion of the program provides for expenses in the following sub-accounts and includes both direct and indirect support, as applicable:

1. Management - Provides resources for family housing management, project administrative support and for services provided by Community Homefinding, Relocation, and Referral Services. Includes housing requirements surveys, condition assessments of existing housing, and development of family housing construction and repair projects. Includes the installation and operation of the Housing Operation Management Systems (HOMES) to support effective housing management. This account also funds the management, salaries and studies for implementation of the Residential Communities Initiative (RCI).

2. Services - Provides basic installation service support functions such as refuse collection and disposal, pest control, snow removal and street cleaning. Includes the cost of family housing's proportionate share of fire and police protection. Also includes fire and police protection in RCI housing areas.

3. Furnishings - Provides for procurement, management, control, moving and handling of furnishings; plus maintenance, repair, and replacement of the existing furnishings inventory.

4. Miscellaneous - Provides payments to non-Department of Defense agencies for housing units occupied by Army personnel.

Utilities Account. The utilities account includes the costs of heating, air conditioning, electricity, water, and sewage for Army family housing units. Also includes the cost of utilities for privatized housing at Fort Carson.

ARMY FAMILY HOUSING
 FY 2000 BUDGET ESTIMATE
 OPERATION, UTILITIES, AND MAINTENANCE (continued)

Maintenance Account. The maintenance account provides funding for the following activities required to maintain family housing real property assets:

1. Dwellings - Includes service calls, routine maintenance, annual repairs, interior and exterior painting, between occupancy maintenance, repairing/restoring damage caused by fires or storms, and major repair.

2. Exterior Utilities - Includes costs for maintenance and repair of sewer and water lines, primary and secondary electric lines, and other exterior utilities exclusively for use by family housing.

3. Other Real Property - Includes work on grounds, surfaced areas, and other real property serving family housing.

4. Incidental Improvements - Includes low-cost incidental (minor) improvements for less than \$3,000 per dwelling unit. This work is normally performed concurrently with maintenance and repair projects. Also includes modifications to quarters to meet the needs of exceptional family members.

Reimbursement Authority. This account provides authority to incur additional costs for services and repair of damages to be reimbursed by collection of payments from Federal and non-Federal sources.

ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
OPERATION, UTILITIES, AND MAINTENANCE (continued)

PROGRAM SUMMARY

Authorization and appropriation are requested for \$875,783,000 for FY 2000. This amount, together with estimated reimbursements of \$19,000,000 will fund the Operation and Maintenance program of \$894,783,000. A summary follows:

(\$ in thousands)

<u>Operation</u>	<u>Utilities</u>	<u>Maintenance</u>	<u>Total Direct</u>	<u>Reimburse-ments</u>	<u>Total Request</u>
185,620	220,952	469,211	875,783	19,000	894,783

The FY 2000 operation, utilities, and maintenance programs include the following management and investment initiatives:

1. Continuing the operation, maintenance, and improvement of the Housing Operation Management System (HOMES), an Army-wide computer system designed to support all phases of housing management. On-going initiatives include making HOMES more user friendly, improving management output reports, and establishing methods for system improvements and changes.

2. Continuing efforts to identify adequate housing in communities which is affordable for the soldier. Where shortages exist, housing surveys are reviewed and project proposals are developed to request new construction, or leasing of additional housing for military families.

3. Achieving the annual Army Energy Conservation goal of 1.5 percent. Utility consumption per unit is being reduced as a result of energy conserving repair and revitalization projects.

4. Continuing the program overseas to repair and revitalize the family housing inventory. The result extends the useful life of the quarters, reduces future maintenance and utility costs, and increases occupancy in the outyears.

5. In the U.S., installations scheduled for a RCI project in FY 2002-2005 will be sustained at a minimum maintenance level until they are privatized. There will be no major renovations or construction except for life/safety issues at any FY 2000-2001 RCI site. (See RCI summary on page 2).

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ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
OPERATION AND MAINTENANCE, SUMMARY (WORLDWIDE)
Excludes Leased Units and Costs
FY 2000

A. INVENTORY DATA	FY 1998 OBLIGATION		FY 1999 CURRENT ESTIMATE		FY 2000 BUDGET REQUEST	
INVENTORY BEGINNING OF YEAR	119,915		116,916		113,940	
INVENTORY END OF YEAR	116,916		113,940		98,540	
AVERAGE INVENTORY	118,416		115,428		108,784 ★	
UNITS REQUIRING O&M FUNDING:						
a. Coterminous U.S.	77,544		75,393		70,422	
b. U.S. Overseas	12,155		11,917		11,706	
c. Foreign	28,717		28,119		26,656	
d. Worldwide	118,416		115,428		108,784	
B. FUNDING REQUIREMENT	UNIT COST (\$)	TOTAL COST (\$000)	UNIT COST (\$)	TOTAL COST (\$000)	UNIT COST (\$)	TOTAL COST (\$000)
1. OPERATION						
a. Management	784	92,882	791	91,339	850	92,453
b. Services	422	49,979	452	52,116	439	47,715
c. Furnishings	399	47,271	400	46,204	413	44,970
d. Miscellaneous	<u>6</u>	<u>687</u>	<u>6</u>	<u>719</u>	<u>4</u>	<u>482</u>
SUBTOTAL - OPERATION	1,611	190,819	1,649	190,378	1,706	185,620
2. UTILITIES	1,944	230,176	2,040	235,516	2,031	220,952
3. MAINTENANCE						
a. Annual Recurring M&R	2,054	243,173	2,325	268,353	2,506	272,647
b. Major M&R Projects	1,381	163,509	862	99,473	992	107,924
c. Exterior Utilities	189	22,429	224	25,869	242	26,283
d. M&R, Other Real Prop.	318	37,663	444	51,199	478	52,019
e. Alts. & Additions	<u>74</u>	<u>8,706</u>	<u>88</u>	<u>10,176</u>	<u>95</u>	<u>10,339</u>
SUBTOTAL MAINTENANCE	4,015	475,480	3,942	455,071	4,313	469,211
4. FOREIGN CURRENCY SAVINGS		(17,300)				
5. APPROPRIATION	7,424	879,175	7,632	880,965	8,051	875,783
6. REIMBURSABLE PROGRAM	<u>135</u>	<u>16,040</u>	<u>165</u>	<u>19,000</u>	<u>175</u>	<u>19,000</u>
7. TOTAL O&M PROGRAM	7,414	877,915	7,797	899,965	8,225	894,783

★ Average inventory plus CVI units supported until transferred to private entity

ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
OPERATION AND MAINTENANCE, SUMMARY (CONUS)
Excludes Leased Units and Costs
FY 2000

A. INVENTORY DATA	FY 1998 OBLIGATION		FY 1999 CURRENT ESTIMATE		FY 2000 BUDGET REQUEST	
INVENTORY BEGINNING OF YEAR	78,835		76,253		74,532	
INVENTORY END OF YEAR	76,253		74,532		61,223	
AVERAGE INVENTORY	77,544		75,393		70,422	
	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
B. FUNDING REQUIREMENT	(\$)	(\$000)	(\$)	(\$000)	(\$)	(\$000)
1. OPERATION						
a. Management	772	59,893	779	60,161	808	58,358
b. Services	381	29,548	376	28,322	357	25,175
c. Furnishings	134	10,387	139	10,499	123	8,691
d. Miscellaneous	<u>6</u>	<u>455</u>	<u>6</u>	<u>477</u>	<u>7</u>	<u>482</u>
SUBTOTAL - OPERATION	1,293	100,283	1,319	99,459	1,281	92,706
2. UTILITIES	1,456	112,882	1,521	114,671	1,506	106,082
3. MAINTENANCE						
a. Annual Recurring M&R	2,053	159,176	2,191	165,220	2,384	167,864
b. Major M&R Projects	1,234	95,685	654	49,306	655	46,111
c. Exterior Utilities	170	13,157	205	15,472	223	15,720
d. M&R, Other Real Prop.	301	23,350	387	29,201	421	29,668
e. Alts. & Additions	<u>75</u>	<u>5,851</u>	<u>97</u>	<u>7,287</u>	<u>105</u>	<u>7,404</u>
SUBTOTAL MAINTENANCE	3,833	297,219	3,535	266,486	3,788	266,766
4. FOREIGN CURRENCY SAVINGS						
5. APPROPRIATION	6,582	510,384	6,375	480,616	6,611	465,554
6. REIMBURSABLE PROGRAM	<u>141</u>	<u>10,943</u>	<u>172</u>	<u>13,000</u>	<u>185</u>	<u>13,000</u>
7. TOTAL O&M PROGRAM	6,723	521,327	6,547	493,616	6,796	478,554

ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
OPERATION AND MAINTENANCE, SUMMARY (U.S. OVERSEAS)
Excludes Leased Units and Costs
FY 2000

A. INVENTORY DATA	FY 1998 OBLIGATION		FY 1999 CURRENT ESTIMATE		FY 2000 BUDGET REQUEST	
INVENTORY BEGINNING OF YEAR	12,293		12,017		11,816	
INVENTORY END OF YEAR	12,017		11,816		11,598	
AVERAGE INVENTORY	12,155		11,917		11,706	
	UNIT COST (\$)	TOTAL COST (\$000)	UNIT COST (\$)	TOTAL COST (\$000)	UNIT COST (\$)	TOTAL COST (\$000)
B. FUNDING REQUIREMENT						
1. OPERATION						
a. Management	720	8,752	610	7,274	739	8,653
b. Services	352	4,273	622	7,417	386	4,524
c. Furnishings	570	6,926	510	6,081	525	6,144
d. Miscellaneous	<u>19</u>	<u>232</u>	<u>20</u>	<u>242</u>	<u>0</u>	<u>0</u>
SUBTOTAL - OPERATION	1,660	20,183	1,763	21,014	1,651	19,321
2. UTILITIES	2,655	32,274	2,769	33,001	2,636	30,857
3. MAINTENANCE						
a. Annual Recurring M&R	3,108	37,777	3,201	45,010	3,272	45,730
b. Major M&R Projects	2,390	29,054	1,410	16,808	1,393	16,310
c. Exterior Utilities	586	7,120	603	7,735	617	7,859
d. M&R, Other Real Prop.	702	8,535	723	11,201	739	11,380
e. Alts. & Additions	<u>176</u>	<u>2,138</u>	<u>181</u>	<u>1,054</u>	<u>185</u>	<u>1,070</u>
SUBTOTAL MAINTENANCE	6,962	84,624	6,865	81,807	7,035	82,349
4. FOREIGN CURRENCY SAVINGS						
5. APPROPRIATION	11,278	137,081	11,398	135,822	11,321	132,527
6. REIMBURSABLE PROGRAM	<u>62</u>	<u>758</u>	<u>84</u>	<u>1,000</u>	<u>85</u>	<u>1,000</u>
7. TOTAL O&M PROGRAM	11,340	137,839	11,482	136,822	11,407	133,527

ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
OPERATION AND MAINTENANCE, SUMMARY (FOREIGN)
Excludes Leased Units and Costs
FY 2000

A. INVENTORY DATA	FY 1998 OBLIGATION		FY 1999 CURRENT ESTIMATE		FY 2000 BUDGET REQUEST	
INVENTORY BEGINNING OF YEAR	28,787		28,646		27,592	
INVENTORY END OF YEAR	28,646		27,592		25,719	
AVERAGE INVENTORY	28,717		28,119		26,656	
B. FUNDING REQUIREMENT	UNIT COST (\$)	TOTAL COST (\$000)	UNIT COST (\$)	TOTAL COST (\$000)	UNIT COST (\$)	TOTAL COST (\$000)
1. OPERATION						
a. Management	844	24,237	850	23,904	954	25,442
b. Services	563	16,158	582	16,377	676	18,016
c. Furnishings	1,043	29,958	1,054	29,624	1,131	30,135
d. Miscellaneous	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
SUBTOTAL - OPERATION	2,450	70,353	2,486	69,905	2,761	73,593
2. UTILITIES	2,961	85,020	3,124	87,844	3,152	84,013
3. MAINTENANCE						
a. Annual Recurring M&R	1,610	46,220	1,658	58,123	1,694	59,053
b. Major M&R Projects	1,350	38,770	1,186	33,360	1,707	45,503
c. Exterior Utilities	75	2,152	77	2,662	79	2,704
d. M&R, Other Real Prop.	201	5,778	207	10,797	212	10,970
e. Alts. & Additions	<u>25</u>	<u>718</u>	<u>26</u>	<u>1,836</u>	<u>26</u>	<u>1,865</u>
SUBTOTAL MAINTENANCE	3,261	93,638	3,797	106,778	4,505	120,095
4. FOREIGN CURRENCY SAVINGS		(17,300)				
5. APPROPRIATION	8,069	231,711	9,407	264,527	10,418	277,702
6. REIMBURSABLE PROGRAM	<u>151</u>	<u>4,339</u>	<u>178</u>	<u>5,000</u>	<u>188</u>	<u>5,000</u>
7. TOTAL O&M PROGRAM	7,618	218,750	9,585	269,527	10,606	282,702

ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE

FOREIGN CURRENCY EXCHANGE DATA
FY 2000 Budget Estimate
Family Housing, Army
(\$ in Thousands)

<u>Country</u>	<u>FY 1998</u>		<u>FY 1999</u>		<u>FY 2000</u>	
	<u>U.S. \$</u> <u>Requiring</u> <u>Conversion</u>	<u>Approved</u> <u>Execution</u> <u>Rates</u>	<u>U.S. \$</u> <u>Requiring</u> <u>Conversion</u>	<u>Approved</u> <u>Execution</u> <u>Rates</u>	<u>U.S. \$</u> <u>Requiring</u> <u>Conversion</u>	<u>Approved</u> <u>Execution</u> <u>Rates</u>
BE Belgium (Franc)	8,402	37.25	10,706	38.65	11,705	35.35
GM Germany (Unified) (Mark)	229,559	1.81	238,078	1.92	267,454	1.71
IT Italy (Lira)	10,367	1,759.00	11,607	1,888.19	12,930	1,695.00
JA Japan (Yen)	7,240	121.17	6,240	140.59	7,129	123.05
KS Korea (Won)	19,290	907.60	14,174	1,446.75	16,504	1,242.50
NL Netherlands (Guilder)	<u>7,521</u>	<u>2.03</u>	<u>8,145</u>	<u>2.17</u>	<u>9,139</u>	<u>1.93</u>
Total	282,379		288,950		324,860	

ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE

ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
HISTORIC HOUSING COSTS

	DU's	(\$000) FY 2000
a. Non GFOQ Dwelling Units (DU's)		
- Line-item Improvements:	0	0
- Maintenance and Repair:	3,892	51,776
B. GFOQ Dwelling Units (DU's)		
- Line-item Improvements:	0	0
- Maintenance and Repair:	166	5,800
C. Grand Total	4,058	57,576

This exhibit provides information regarding maintenance and repair costs to housing units designated as historically significant under provisions of the National Historical Preservation Act, P.L. 89-665 as amended. The costs for all units include recurring maintenance and repair, major repairs, incidental improvements, and major improvements/renovations.

ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
OPERATION ACCOUNT

	(\$ in Thousands)
FY 2000 Budget Request	\$185,620
FY 1999 Current Estimate	\$190,378
FY 1999 Appropriation	\$177,218

The operation account represents the day-to-day cost of providing family housing services. The FY 2000 program was developed using prescribed inflation, civilian pay raise, and foreign currency formulation rates. The account includes all costs for implementation of the Residential Communities Initiative (RCI). Reductions have also been made for the units that are to be transferred to a private entity under the RCI plan throughout this budget year. Those reductions are being used to defray MPA and RCI implementation costs. Each operation sub-account is described on the following pages:

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ARMY FAMILY HOUSING
 FY 2000 BUDGET ESTIMATE
 OPERATION ACCOUNT
 MANAGEMENT SUB-ACCOUNT

	(\$ in Thousands)
FY 2000 Budget Request	\$92,453
FY 1999 Current Estimate	\$91,339
FY 1999 Appropriation	\$80,089

The FY 2000 request includes funding for the increased costs of Residential Communities Initiative (RCI) implementation as well as the required level of effort for housing staffs, referral services, housing surveys, and project planning. Pricing adjustments in the Exhibit OP-5 for this account are based on OSD prescribed pay and non-pay inflation factors and foreign currency rates. Inventory reduction adjustments reflect the sum of computed changes at MACOM level cost per unit rather than changes at an Army-wide cost per unit.

The increase in FY 2000 is due to RCI implementation. These costs include contract management, feasibility studies, environmental assessments, and requests for qualifications.

ARMY FAMILY HOUSING
 FY 2000 BUDGET ESTIMATE
 OPERATION ACCOUNT
 MANAGEMENT SUB-ACCOUNT (Continued)

RECONCILIATION OF INCREASES AND DECREASES
 EXHIBIT OP-5

	<u>\$ In Thousands</u>
1. FY 1998 Obligation	[92,882]
2. FY 1999 Appropriation	80,089
3. Program Adjustment: Reprogramming with congressional notification for DFAS bill; and RCI program development (consultants; business plans, contracting, environmental assessments; historical processing)	+11,250
4. FY 1999 Current Estimate	91,339
5. Price Adjustments: Pay and non-pay inflation; foreign currency	+1,699
6. Program Adjustments:	-585
a. Decreases: Reduce inventory(-6,644 average number of units) and adjust for change in DFAS customer rates	-4,265
b. Increase: implement privatization program, feasibility studies, environmental assessments, requests for qualifications, construction oversight, and project support	+3,680
7. FY 2000 Budget Request	92,453

ARMY FAMILY HOUSING
 FY 2000 BUDGET ESTIMATE
 OPERATION ACCOUNT
 SERVICES SUB-ACCOUNT

	(\$ in Thousands)
FY 2000 Budget Request	\$47,715
FY 1999 Current Estimate	\$52,116
FY 1999 Appropriation	\$52,222

The FY 2000 request is based on the required level of support for refuse collection, street cleaning, police and fire protection, pest control, and custodial services. Pricing adjustments in the Exhibit OP-5 are based on OSD prescribed non-pay inflation factors and foreign currency rates. Inventory reduction adjustments reflect the sum of computed changes at MACOM level cost per unit rather than changes at an Army-wide cost per unit.

Program decreases are a result of base closures and the beginning implementation of the Residential Communities Initiative (RCI).

A minor increase to provide fire and police protection support for the initial privatized units.

ARMY FAMILY HOUSING
 FY 2000 BUDGET ESTIMATE
 OPERATION ACCOUNT
 SERVICES SUB-ACCOUNT (Continued)

RECONCILIATION OF INCREASES AND DECREASES
 EXHIBIT OP-5

	<u>\$ In Thousands</u>
1. FY 1998 Obligation	[49,979]
2. FY 1999 Appropriation	52,222
3. Below threshold reprogramming	-106
4. FY 1999 Current Estimate	52,116
5. Price adjustment: non-pay inflation and foreign currency	+317
6. Program adjustments:	
a. Decrease due to inventory reduction (-6,644 average number of units); includes units to be privatized	-5,568
b. Restore only fire and police protection support costs for units to be privatized.	+850
7. FY 2000 Budget Request	47,715

ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
OPERATION ACCOUNT
FURNISHINGS SUB-ACCOUNT

	(\$ in Thousands)
FY 2000 Budget Request	\$44,970
FY 1999 Current Estimate	\$46,204
FY 1999 Appropriation	\$44,492

The furnishings sub-account is primarily used for controlling, managing, moving and handling, maintaining, and repairing household equipment (i.e., refrigerators, ranges, and where authorized at Outside Coterminous U.S. (OCONUS) locations, washers and dryers) for family quarters throughout the Army. In addition, furniture items such as beds, tables, dressers, etc., are authorized for OCONUS locations.

Pricing adjustments in the Exhibit OP-5 for this account are based on OSD prescribed pay and non-pay inflation factors and foreign currency rates. Program decreases are a result of the Residential Communities Initiative (RCI) and base closures. The Army also plans to demolish additional dwelling units deemed uneconomical to repair. Inventory reduction adjustments reflect the sum of computed changes at MACOM level cost per unit rather than changes at an Army-wide cost per unit.

ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
OPERATION ACCOUNT
FURNISHINGS SUB-ACCOUNT (Continued)

RECONCILIATION OF INCREASES AND DECREASES
EXHIBIT OP-5

\$ In Thousands

1. FY 1998 Obligation	[47,271]
2. FY 1999 Appropriation	44,492
3. Below threshold reprogramming	+1,712
4. FY 1999 Current Estimate	46,204
5. Price Adjustment: Pay and non-pay inflation; foreign currency	+935
6. Program adjustment: Inventory reduction (-6,644 average number of units)	-2,169
7. FY 2000 Budget Request	44,970

ARMY FAMILY HOUSING
FY 2000 BUDGET ESTIMATE
OPERATION ACCOUNT
MISCELLANEOUS SUB-ACCOUNT

	(\$ in Thousands)
FY 2000 Budget Request	\$482
FY 1999 Current Estimate	\$719
FY 1999 Appropriation	\$415

The Miscellaneous sub-account includes funds for payment to non-Department of Defense agencies for housing provided to U.S. soldiers. The FY 2000 request will fund housing provided by the U.S. Coast Guard (USCG) for Army soldier families in Massachusetts, California and Florida. Pricing adjustments in the Exhibit OP-5 are based on OSD prescribed pay inflation factors.

The substantial decrease to the FY 2000 program is due to termination of the FY 1999 requirement to house soldier families at Borinquen, Puerto Rico.

ARMY FAMILY HOUSING
 FY 2000 BUDGET ESTIMATE
 OPERATION ACCOUNT
 MISCELLANEOUS SUB-ACCOUNT (Continued)

RECONCILIATION OF INCREASES AND DECREASES
 EXHIBIT OP-5

	<u>\$ In Thousands</u>
1. FY 1998 Obligation	[687]
2. FY 1999 Appropriation	415
3. Program adjustment: reprogramming with congressional notification	+304
4. FY 1999 Current Estimate	719
5. Price adjustment: pay inflation	+14
6. Program adjustment: Requirement to house soldier families in USCG housing, Borinquen, Puerto Rico terminated. Reduced requirement in Miami, FL	-251
7. FY 2000 Budget Request	482